UNSW G25 EDUCATION BUILDING SUBMISSION

Although I am a UNSW staff member, I am writing this submission in the capacity of a community member whose home is impacted by the proposed UNSW G25 Building. Although I'm positive about development in general in the area, it has to be done in genuine consultation with local residents and first nations people and for UNSW G25 Education Building this has not occurred to date.

I'd like to see the benefits of this kind of development shared with the local community, residents and first nations people. The current approach seems to be a lot of downside for residents and a lot of upside for 'out of area' people and international students.

I also see this as a chance to use $170 million to build something spectacular with lasting positive impact. However the design seems to be a "dressed up" large overbearing 70s style block that is optimised for office space, rather than an interesting, beautiful building.

BUILDING HEIGHT AND SOLAR ACCESS

The main issue I have with the design is its height and overshadowing.

The investigations undertaken and conclusions reached in Architectus's Design Report (Appendix E) are insufficiently detailed and clear in respect of overshadowing by the proposed new build and its effects on the Norton Street residents.

There are numerous references to the effect of shading by the existing trees separating Norton Street residents from the multi-story car park. At the outset it would help to know what floor level of the new build would the top of the trees reach? If, for example, the top of the tallest of these trees was equal in height to the floor level of, say, level 5 of the new build, this information would assist residents in understanding the impact on their back yards.

Yes, the new build will be further away from the properties than the trees and car park but a mid-winter shading diagram from the top of the new build reaching over to affected Norton Street properties would help. It should not be difficult for the planner/architect to produce such a diagram.

The comments on shading and the solar analysis diagrams on page 111 do not achieve an immediate, or even a clear appreciation of the effects of shade reaching over Oval Lane, particularly in mid-winter and at, say 9am, noon, 3pm and 5pm. If these diagrams included a bird's eye view of each of the properties backing on to Oval Lane, it would be easier to understand the effects of shading on these properties at different times of the day in winter.

The detailed solar analysis on page 112 of the Design Report offers a different way of presenting the effects of the new build on sunshine hours but a diagram showing the position of the shade as it affects each of these properties is a different concept from merely stating sunshine hours.

Neither sets of diagrams provide residents with the full picture. The diagram on the right-hand side of page 114 gets closer in terms of understanding the effect of shading but on one property only.

Adding street addresses for the properties on the diagrams (Norton Street addresses) would also assist individual residents in ascertaining the effect on shading on their properties.

Clearly also, the sunshine regulations mean the project is non-complying in respect of 3 properties after construction completion. Again, identifying street addresses for properties on the diagrams will assist residents.

Item 12, page 124 states the obligation to show how overshadowing of the residential areas has been minimised. With respect, the statements and diagrams demonstrate the effects of the build on overshadowing as a fait accompli, but it is not easy to discern any effort at "minimisation". Genuine attempts to minimise overshadowing would include a different or modified design at the higher levels of the proposed new build such that no resident would be impacted by additional overshadowing in a residential zone. The current design boasts different treatment near ground level to improve the visual appearance and break up any monolithic tendency. Why not at the top of the new build so that the southern part of the roof is lower in height than the northern part?

I'm also concerned that there has been no explanation about how much solar generation we will lose from our solar panels. This is easy to model – can residents with rooftop solar panels or rooftop solar hot water please be provided with details of shading to this equipment? The information would be used to assess the financial impact over time of lost energy from the proposed building.

Genuine consultation with affected Norton Street residents is required, as is a preparedness to reconsider the negative impacts of overshadowing on UNSW's neighbours.

WIND IMPACTS

The Wind Assessment Report by ARUP describes the wind impact that the proposed building would have at ground level. I'm also interested in whether the building would cause any wind effects that would intensify wind around Oval Lane. In particular, would it cause any increase in wind that could negatively impact the tree canopy? This would increase the risk of tree limbs dropping from increased wind.

CONSTRUCTION IMPACTS

I would like to draw attention to the following negative impacts of the proposed 2-3 year construction phase that have been brushed over in the Environmental Impact Statement (EIS) without having regard to the actual impacts to residents over the long duration of the build. This is because the community hasn't been consulted properly on construction impacts. Residents in the area are, unfortunately, very experienced when it comes to understanding construction impacts – we have had constant disruption for many, many years with the redevelopment of the hospital and Newmarket precincts.

Noise and vibration. The consultants reports provided as part of the EIS on noise and vibration seem to talk about what the "acceptable" standards of noise and vibration are, and how these should be mitigated **if** these standards are breached. They note that in the absence of understanding construction methods, more detail can't be provided.

I understand that there will be noise and vibration during construction and that this will impact my family. It will particularly impact those who **work from home**, including my partner who works from home most days. We are concerned that, given the lack of community engagement

so far, there will be no concern or help given if noise and vibration standards are breached during construction. We are also concerned about the cumulative impact of noise and vibration to residents health and mental health over the months and months of construction.

The consultants reports do not consider feedback from residents on how the noise and vibration from the existing construction sites have impacted residents, and what other mitigation options should therefore be considered for the UNSW G25 Building's construction phase.

UNSW should be required to have a clear and actionable mitigation plan in place for construction noise and vibration that fully considers the cumulative impacts to residents, particularly those who work from home.

Parking. The EIS states that there will be no parking provided for construction workers and hopefully babbles about construction workers and university workers adopting 'sustainable means of transport'. Again, the community has a very different lived experience of parking in the area that has not been reflected in the EIS.

UNSW should be required to provide parking for construction workers for the duration of the build so as not to put more pressure on residential streets.

PARKING IMACTS

A new building would increase capacity for students on campus. This would further add to the current parking problems around Norton Street, Oval Lane and Botany Street See attached images of current illegally parked cars across our garage other driveways and in no parking areas. When approached students (often English as a second language UNSW students) who have blocked our access ways have often refused to move their cars stating they are "late for UNSW" and "everyone parks here". It's not currently possible to get their cars towed from our garages/access ways without a police order. This causes substantial and random inconveniences for example, when needing to pick up young children after school on rainy days.

Parking the streets around the proposed G25 Building site is fraught. Hospital workers, construction workers and university staff and students all compete for parking. Every day in Norton Street there are people driving unsafely to grab parking spots, parking across driveways and parking illegally in no parking areas which creates safety hazards to drivers and pedestrians. Many residents on Norton Street, Oval Lane and surrounds have the Council parking division on speed dial for these reasons.

Collectively, we need to 'get real' about transport. Sustainable transport (such as bus, light rail, bikes etc) does not work for tradespeople and construction workers who need to bring equipment to the work site. It also doesn't work for health staff who often need to travel across Sydney for long shifts at the hospital, or those who need to drop off children at school or childcare before starting work. I understand there is a 5-year wait for staff parking at the hospital, and that no new parking was created for the new Acute Service Building or Children's Hospital.

UNSW should be required to provide sufficient parking for students so on Campus before building new building that increase students on campus. Any new building plan needs to further provide sufficient additional parking for the increase in student numbers.

LOCAL COMMUNITY ENGAGEMENT

Local community engagement has been minimal and best.

UNSW needs to extend an invitation and activity sit down with local residents, local politicians and local first nations people to come up with a new plan that also benefits the local community, whilst delivering the extra capacity UNSW is after. There is a strong community of interested residents, and we are happy to have representatives of our group meet with UNSW and local politicians to provide our collective input into this process.

In summary, given the current housing crisis, increasing rents and soaring international student enrolments, I'd like to see the benefits of this kind of development be shared with local living people. The current approach seems to be a lot of downsides for residents and a lot of upsides for 'out of area' people and international students.

UNSW LEADERSHIP IN BUILT ENVIRONMENT AND FUTURE CITIES?

Good built environment design benefits the local community. How can UNSW on one hand claim to hold high its reputation for academic excellence in built environment and future cities, then on the other hand present for approval such a poorly thought through ill-designed proposal as demonstrated by the UNSW G25 Education Building submission.

SUMMARY

In summary, given the current housing crisis, increasing rents and soaring international student enrolments, I'd like to see the benefits of this kind of development be shared with local living people. The current approach seems to be a lot of downsides for residents and a lot of upsides for 'out of area' people and international students.

NEXT PAGES

Supporting images of current unmitigated UNSW parking impact on Botany St, Norton St Oval Ln areas. Typical week day in May 2025.


4x4
RANGER


NO
STOPPING


NO STOPPING
ADULT EMERGENCY
NORTON ST
BOTANY ST
goget .com.au
get me by the hour or the day.


ADULT EMERGENCY
PLUSES


NO
STOPPING


OFFTAP
PLUMBING
CD 53 ZE